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APPLICATION FOR CLOSURE
HAZARDOUS MATERIALS UNDERGROUND STORAGE
COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER-FACILITIES SANITATION DIVISION
550 SOUTH VERMONT LOS ANGELES, CALIFORNIA 90020

OWNER: NAME Mr. Jay Steinbeck C/O Mr. William Andrews, Plant Manager ADDRESSMail Boxes Etc. 14755 Ventura CITY Sherman Oaks STATECa ZIP 914	+03
Boulevard, Sherman Oaks, Ca.91403 FACILITY: NAME None SITE ADDRESS 1 19500 S. Normandie CITY ZOTTANCE ZIP9050 MAILING ADDRESS SEE "OWNER" CITY STATE ZIP CONTACT PERSON Mr. WILLIAM ANDREWS TITLE Plant Manager PHONE818 9905930)2
CLOSURE REQUESTED: TEMPORARY (REFER TO CONDITIONS & AND B ON BACK OF THIS FORM) EFFECTIVE DATE OF CLOSURE DATE OPERATION WILL RESUME	
PERMANENT, TANK(S) REMOVAL DISPOSAL DESTINATION Scrap iron (REFER TO CONDITIONS A AND C ON BACK OF THIS FORM) PERMANENT, TANK(S) IN PLACE (REFER TO CONDITIONS A AND D ON BACK OF THIS FORM) TANK(S) DESCRIPTION: (ATTACH ADDITIONAL LIST IF NECESSARY.)	·
TANK NO. MATERIAL (YEARS) (GAL) MATERIALS STORED (PAST AND PRESENT)	
1A STEEL 21 Approx. 5000 Recycled Solvent, Mainly paint Thi 2A SAME AS NO. 1A SAME AS NO. 1A	.nner
HAS ANY UNAUTHORIZED DISCHARGE EVER OCCURRED AT THIS SITE? HAVE STRUCTURAL REPAIRS EVER BEEN MADE ON THESE TANKS? WILL NEW UNDERGROUND TANKS BE INSTALLED FOLLOWING CLOSURE? WILL ANY WELLS, INCLUDING MONITORING WELLS, BE ABANDONED? * Based on informatin supplied by Mr. W. Andrews IF THE RESPONSE TO ANY OF THE ABOVE QUESTIONS IS YES, ATTACH EXPLANATION	N.
BY SIGNATURE BELOW THE APPLICANT CERTIFIES THAT HE/SHE HAS READ AND UNDERSTANDS THE CONDITIONS ON THE REVERSE SIDE OF THIS FORM AND THAT THE STATEMENTS AND DISCLOSURES ABOVE ARE TRUE AND CORRECT.	
APPLICANT'S SIGNATURE DATE 100 20, 1983 OWNER DOPERATOR DESCRIPTION STATE LICENSE NO.	
TO BE COMPLETED BY THE COUNTY ENGINEER	$\overline{}$
BY SIGNATURE BELOW APPLICANT IS GRANTED APPROVAL TO PROCEED WITH THE CLOSURE. FEE COLLECTED \$ 114 PERMIT NO 986 B. FILE NO 10 475 R/C 2	
TO ARRANGE FOR AN INSPECTION, TELEPHONE	

OWNER OPERATOR CONTRACTOR ENVIRONDE COMMUNICATION STATE LICENSE NO.

-TO BE COMPLETED BY THE COUNTY ENGINEER-

BY SIGNATURE BELOW APPLICANT IS GRANTED APPROVAL TO PROCEED WITH THE CLOSURE.

PERMIT NO 9868
FILE NO 10475 R/C 2

Mulalls

TO ARRANGE FOR AN INSPECTION, TELEPHONE 213-534-4867

BILL CHAUNCEY

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DEPARTMENT OF PUBLIC WORKS ENGINEERING SERVICES DIVISION

Mr. William Andrews Mail Boxes Etc. 14755 Ventura Blvd. Sherman Oaks, CA 91403

> October 27, 1986 Project No. 11104

SUBJECT: REMOVAL OF UNDERGROUND STORAGE TANKS AT 19500 SOUTH NORMANDIE AVENUE, TORRANCE, CA Dear Mr. Andrews:

On August 28, 1986, Enviropro, Inc., received authorization from the County of Los Angeles, Department of Public Works, to backfill and compact the excavation that remained at the above property after three (3) underground storage tanks were removed.

The approval to backfill, compact and complete work at the site was contingent upon removing from the property approximately 30-40 yards of contaminated soil. The soil to be removed had hydrocarbon levels that ranged from 104-1300 parts per million.

On November 18, 1986, Enviropro, Inc., personnel and a local hazardous waste hauler mobilized to 19500 South Normandie Avenue to remove the designated soil and haul to a hazardous waste landfill. Mr. Rick Walls of Enviropro, Inc., staff arrived first at the site and discovered that the designated soil had been

Mr. Jay Steinbeck, owner of the property was notified of what happened and informed Enviropro, Inc., that he had no knowledge of the occurrence. It is our opinion that the soil removal was a

A close inspection of the excavation area revealed that heavy equipment had been used to remove all soils that had been make to remove all soils that had been used to remove all soils that had been to remove the remaining soils were checked for earmarked for disposal. The remaining soils were checked for Contamination using a HNU photoionization detector and determined

The excavation was backfilled using the remaining soils and imported material. The remaining liquid hazardous waste (that had been previously removed from the tanks) was transported off site to a hazardous waste treatment facility. A copy of the manifest is included for your records.

county or Los Augeres Hazardous Waste Program te of Inspection: 5/17 **2615** S. Grand Ave. SIC: 2850 Los Angeles, CA 90007 (213) 744-3223 No. Employees: 57 SURVETLLANCE AND COMPLIANCE REPORT HAZARDOUS WASTE GENERATOR Los Angeles County PHL # (01-4373/2 Industrial Waste Permit # 2A I.D. # 1C1k1D1D10191518151816131 ISD/ Mailing Address emerator Name/Address EFF CUERIS 19500 S NORMANDE LAWSON CHANCER DEPOUCTS GO 19500 S Novemadie De TORRANCE CALGOS many Los Ascertes Type of musiness: ontact Person Average Waste Volume (receipt attached) No Lan of Correction necessary: Yes ___ (Due date: 1) Piquent dust collected à be dhol as Class I mateural Iscussion with Management: (E) Hvise - bern situation at all product storage (3) Advise veget/wiperogs / sticls to local despossions suched in classified as the

On this date an inspection of your facility was conducted under authority of Section 25185, California Health & Safety Code and Section 66328, California Administrative Code. The collection of samples or other evidence, including the taking of photographs, was done under authority of Section 66328, California Administrative Code. Including the taking of photographs, was done under authority of Section 66328, California Administrative Code on the The following conditions or practices observed this date are alleged to be violations of one or more sections of the The following conditions or practices observed this date are alleged to be violations of one or more sections of the California Health & Safety Code, Division 20, or California Administrative Code, Title 22, relating to the storage, California Health & Safety Code, Division 20, or California Administrative Code, Title 22, relating to the storage, California Health & Safety Code, Division 20, or California Administrative Code, Title 22, relating to the storage, California Health & Safety Code, Division 20, or California Administrative Code, Title 22, relating to the storage, California Health & Safety Code, Division 20, or California Administrative Code, Title 22, relating to the storage, California Health & Safety Code, Division 20, or California Administrative Code, Title 22, relating to the storage.

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Authorized	odo	vel/	P. De	Silva
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Signature	Ha	illh,		

Name Kongoneaux Signature Kry Koko hugur

Date 5/17/83

ENVIRONMENTAL-HAZARDOUS WASTE AND CHEMICAL TECHNOLOGY

Mr. Rick Walls
Civil Engineer
Hazardous Waste Management Section
Los Angeles County Engineer
Services Division
2250 Alcazar Street
Los Angeles, California 90033

1-10475-2

January 6, 1986 Project #11101

Subject:

Closure of Underground Tanks at 19500 S. Normandie and

(1227 Knox St., Torrance, CA 90502

Dear Mr. Wall: I-10581-2

As requested by your office, we are providing herewith the additional information and items:

- 1. Tenants and Activity at the Subject Buildings
 - All buildings are used for storage only.
 - 1.1 19500 S. Normandie
 - 1.1.1 Front Building Vacant
 - 1.1.2 Rear Building

Storage of dry wall by L & W Supply Corporation doing business as "Cal Wall Gypsum Supply." Address: 101 S. Walker Drive, Chicago, IL 60606.

- 1.2 1227 Knox Street
 - 1.2.1 Front Building 1227 Knox

Storage of imported machinery by Hiedelburg West, 1930 Maggelar Drive, Torrance, CA 90502.

1.2.2 Rear Building - 1224A Knox

Storage of packaging material by Servall Packaging Industries, 20550 S. Denker Avenue, Torrance, CA 90502.

BUILDING 1227 KWOX	COUNTY OF LOS ANGELES DEPARTMENT OF COUNTY ENGINEER				
CITY TOYULANUE ZIP	BUILDING AND SAFETY DIVISION				
NO. OF BLDGS. SIZE OF LOT NOW ON LOT	ADDRESS 1227 Know				
TRACT BLOCK LOT NO. 4	LOCALITY				
OWNER LAWSON CHENKACTEL.	NEAREST Momandie				
ADDRESS LASOD S NORMANDIE	ASSESSOR 7351 PAGE 30 PARCEL 8				
CITY TO KILHWILE ZIP	DISTRICT BACE OF SEVALD FIRE PROGESSED BY				
ARCHITECT OR TEL.	12 STANKS 3 Newwy				
ADDRESS NO.	STATISTICAL CLASSIFICATION CLASS NO. 20 DWELL, UNITS BK BK F G				
CONTRACTORD F DYCTMAN TEGS 4 512	USE ZONE MAP SALO O				
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CITY PARAMOUNT CLASS C-61	/ V C TCONDITIONS ROAD DEPARTMENT APPROVAL REQUIRED YES NO NO NO NO NO NO NO NO				
CONSTRUCTION LENDER OWNER	BLDG. SETBACK FROM				
ADDRESS CITY	FRONT PROP. LINE OF KY COT (STREET) WIGHWAY L VARD - TOTAL SETBACK FROM TYPE OF EXISTING				
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DESCRIPTION OF WORK	5 + = 5 HAC 50				
(11) 7500 GALLON ADD [BLDG. SETBACK FROM SIDE PROP. LINE OF(STREET)				
TANKS (UNDERGROUND) REPAIR	HIGHWAY + YARD - FOTAL SETBACK FROM TYPE OF EXISTING SIDE PROP. LINE HIGHWAY WIDTH				
USE OF EXISTING BLDG, DEMOL	=				
APPLICANT COLTHANNO.6348121	CORNER CUTOFF YES NO [
BY (SIGNATURE)	IN OPEN SPACE YES NO 🔀				
BI ISIGNATURE OF COM	IN COASTAL ZONE YES NO				
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AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CON-	IMPACT EXEMPTION DECLARATION SIGNED (DATE)				
STRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE	IMPACT REPORT PROCESSED (DATE)				
LABOR CODE OF THE STATE OF CALIFORNIA IN RELATING TO WORKMEN'S COMPENSATION INSURANCE.					
SIGNATURE OF CA					
ADDRESS 101 101 634	FINAL) BY				
CITY SARAM OUNT TEL. SIZI	DATE OF THE DESTRUCTION				
MAKE CHECKS PAYABLE TO:	P.C. \$ 74. PMT \$ FEE				
HARVEY T. BRANDT, COUNTY ENGINEER	5730				
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~ L. W W				

DEPARTMENT OF COUNTY ENGINEER	
BUILDING AND SAFETY DIVISION	BUILDING / 2 2 4
IOHN A. LAMBIE, County Engineer	ADDRESS 1227 KNOX ST
COLEMAN W. JENKINS, Sup't. of Building	LOCALITY CARSON - TORRANCE
TOD ADDITIONAL TO BUT IN	CROSS ST. NORMANDIE
FOR APPLICANT TO FILL IN	
DESCRIPTION LOT NO. 4	OWNER LAWSON CHAMICAL
BLOCK TRACT 467/	ADDRESS / 9500 S. NORMANDIE
SIZE OF LOT / 8 9 x 336 NO. OF BLDGS.	CITY TORRANCE TEL. NO. 321-4220
USE OF BUILDINGS COMM	DISTRICT NO. GROUP MAP PROCESSED BY
0	10 6
CONTRACTOR SO. PASADENA PLUMBING CO	12 12 sewey
ADDRESS 7/7 FATR DAKE AVE	CONNECTION DATA
CITY So. PACA. TEL. NO. 799/422	STATION DEPTH
LICENSE 190696 CLASS C-36	MANHOLE REFERENCE LOWER
NO. DESCRIPTION OF WORK FEE	TYPE OF CONNECTION LENGTH FROM
HOUSE SEWER CONNECTING TO PUBLIC SEWER @ \$ 5.00	Y. CURB P.L. M.L. TO P.C. P.C. NO.
SEPTIC TANK, SEEPAGE PIT OR	CO. IMP. NO. JOB NO.
	TRUNK PERMIT NO. ROAD PERMIT NO.
HOUSE SEWER CONNECTING TO PRIVATE DISPOSAL SYSTEM @ \$200 CONNECT ADDITIONAL BLDG. OR	AFFIDAVIT WAIVER EASEMENT BECORD, INSTR. NO. DATE
WORK TO HOUSE SEWER @ \$ 3.00	
'ALTER, REPAIR OR ABANDON HOUSE SEWER OR DISPOSAL SYSTEM @ \$ 3.00	HWY. OR ST. WIDENING
OVERFLOW SEEPAGE PIT, DRAINFIELD EXTN., CESSPOOL, MANHOLE @ \$ 5.00	STATE ENCROAGEMENT
PERCOLATION TEST @ \$ 5.00	PERMIT NO.
	INDUSTRAL WASTE APPROVAL
OWNER'S PERMIT \$ 3 00	CHARGES
	CONNECTION CHARGE FEE
AUTHORIZATION TOTAL FEE 600	7

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING PLUMBING AND SEWERS. I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGLES COUNTY AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF, AND INTEND TO RESIDE IN, THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE
OF PERMITTEE ALTER, REPAIR, SEWER OR SEWAGE DISPOSAL SYSTEM DISCONNECT PLUG AND ABANDON HOUSE SEWER BACKFILL SEPTIC TANKS
SEEP, PIT (S) CESSPOOLS

I HAVE AT THIS DATE A CONTRACT WITH THE HEREIN NAMED CONTRACTOR TO CONNECT THE ABOVE DESCRIBED EXISTING DWELLING TO THE PUBLIC SEWER.

DAY OF_

SIGNED THIS

OWNER OR OWNERS AGENT

ADDRESS.

VALIDATION м. о. CASH

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REIMBURSEMENT FEE

NEW HOUSE SEWER

CONNECT ADDITIONAL BUILDING OR WORK

SEPTIC TANK, SEEP, PIT(S) AND/OR DRAINFIELD

CESSPOOL DRYWELL D

APPROVALS

6.00 **

INSPECTOR'S SIGNATURE

DATE

LAGNIO

CITY OF LOMITA

76A 642D - CE808 - 10-71 APPLICATION FOR PERMIT

DEPARTMENT OF COUNTY ENGINEER BUILDING AND SAFETY DIVISION CONTRACTOR COUNTY	COUNTY OF LOS ANGELES	SEWER-SEWAGE DISPOSAL		
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	VAIID			

2937FEB 2010 A

INSPECTOR COPY

OFFICIAL NOTICE AT VIOLATION NO 268186 County of Los Angeles Department of Health Services Preventive/Public Health

Anth Distance Of States DATE 4/19/52	1
TO CHUNSON CHELMICAL DANDOUTS CO ADDRESS 19500 S NOCHAMOR AIR TORINGE 40501	10501
SUBJECT HAZARIANS WHITE CONTROL ADDRESS 1950 S NICHAMINE AND TORR	
E HEREN DICKLIED TO	
(1) DISCOLLINGE DISCUPLINE OF HALLARDONS WASTER (DANT WITH) WITHOUT	
TO GROUND SOREMES FORTHWITH	
1. 88 (2) CLEANS & the CLAND DISDEST OF HAZARDOUS WANTE & MATERIANS	7
CONTRACTIONAL WITH AN EARLOOVE WHATE HERROOFS WHITE PRICE PER	
1 . N DOSSALVE A FRENCHED/ANTHRISED (STATION) & CONTROL COURSE DAMED	7
MAN WAY WAY THE DEVIEW NO THERE A DATE OF STATE HOST BE TO ANSWERED	2
WIND THE BOHS BASELTED HARAGES LASTE HAVING	
	'
This notice shall be complied with as required by: 🗗 State Health and Safety Code, 🗗 California Administrative Code, 🗀 Los Angeles	geles
83, City Ordinance No.	1
CORRECTION DATE MELLES COUNTY HEALTH OFFICER	<u>.</u>
RECEIVED BY MAIL SERVICE THEST CLASS CERTIFIED NAIL SERVICE THEST CLASS CERTIFIED	
1817	ı

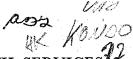
DEPARTMENT OF ENGINEER COUNTY OF LOS ANGELES

John A. Lambie, County Engineer

EMERGENCY SEWER CONNECTION REQUEST (Prepare in duplicate)

08 ADDRESS 19500 S. Normandie Ave. LOC	ALITY Torrance	The deviation of the second
	DATE	69-communication
Mik <u>hawson binester berein described. I request persi</u>		
various to us as suscitables maying in the incommunity in the	the state of the contract of t	· .
present situation is a health has	zard as our main cesspoor	And the second s
broken during installation of new	sewer lines	THE TARK AND THE RESIDENCE OF THE PROPERTY OF
egal description: Lot No. N 126.23 Lot Block	r legal description)	
f approval is granted, I agree to have a permit obtained and	work started on JULY 1, 1909	SUG to combices
at anatometica material and debris from	County owned property by	
further agree to reimburse Los Angeles County for any expans	e incurred in moving dobris or completing	Little Mark Green com-
bove completion date.	LM Date June 30	. 1969
signature of owner Townson Englished	Valle Valle	
by hamely /		
FOR INVESTIGA	TING INSPECTOR'S USE	
I have examined the above property and find that conditions a	re such that a sewer connection prior to f	otest scootsuce or
the Main Line is warranted.		(9)
the Main Line is warranted. Inspector E. Bindon leg J. 116	eco to Date	The second secon
Inspector		
FOR SANIT/	ITION DIVISION USE 41.27 3	To Upper
2450	Manhole Reference Upper	Lower
County Improvement No. 4730 Job No	Curb P.L. Length from M.L. to P.L.	A '
Station Type of connection V	Date 7/3/	69
By T. Curlis	Date	The same of the sa
		TATOLOGICA STATES CONTROL STATES CON
REGIONAL	ENGINEER'S APPROVAL	
Permit for this connection subject to the above conditions m	ay be issued.	
Remarks:		Dente Commission of the self-dente self-dent
AGRIGI KS.	The state of the s	and the same of th
1011111/10/2	Date 7-5	67
APPROVED: Regional Engineer	AND	
Distribution: 1 Regional Engineer 1 Local Building & Safety	Sewer Permit No. 1223 Date	7-3-69
I forest particular and the second	To be entered on "as built" sewer map	

P.C. 212





COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES COMMUNITY HEALTH SERVICES

313 NORTH FIGUEROA STREET, LOS ANGELES, CALIFORNIA 90012 • PHONE XXXXXX 974-7865

RALPH R. SACHS, M.D., M.P.H. Deputy Director

January 30, 1974

NOTE

LIVE

MM

Los Angeles County Engineer Division of Building and Safety 1823 W. Lomita Blvd. Lomita, California 90717

Gentlemen:

Subject: Private Sewage Disposal System for an Industrial Building located at 1227 Knox St., Los Angeles, and owned by Lawson Chemical Products, 19500 S. Normandie, Torrance, Calif. 90502.

The Los Angeles County Department of Health Services has reviewed the plans for the subject building and will approve the installation of a 2,000 gallon septic tank with the effluent discharging into two 5' x 27' B.I. seepage pits.

No industrial waste will be permitted to discharge into this system.

Very truly yours,

Ralph R. Sachs, M.D., M.P.H. Deputy Director Community Health Services

Yoshiaki Sugita, Chief Water, Sewerage and Subdivision Control Section

YS:jh

cc: Calif. Regional Water Quality Control Board, Los Angeles Region

Enclosure

HN MAP4208

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APPLICATION FOR CLOSURE
HAZARDOUS MATERIALS UNDERGROUND STORAGE
COUNTY OF LOS ANGELES
DEPARTMENT OF COUNTY ENGINEER-FACILITIES SANITATION DIVISION
550 SOUTH VERMONT LOS ANGELES, CALIFORNIA 90020

OWNER:	r. Jay Steinl	eck C/	'0 Mr. Will	iam Andrews	. Plant Ma	nager	
	S Mail Boxes H					STATE ZI	P 91403
	Boulevard, S						
FACILITY NAME	None						
SITE	DDRESS 1950	00 S. Nor	mandie	CI	Y _{Torrance}	ZI	P 90502
MAILIN	G ADDRESS_SER	"OWNER"	<u> </u>) I H I E	
CONTAC	T PERSON Mr. V	A MALLITY	NDREWS1	ITLE Plant Ma	mager_PH	UNE 818 990	15930
□ T:	DATE ERMANENT, TAI (REFI ERMANENT, TAI	CTIVE DA' OPERATIONK(S) REI ER TO CONK(S) IN	TE OF CLOSE ON WILL RES MOVAL DIS NDITIONS A PLACE	JRESUME	INATION SC ACK OF THI	rap iron S FORM)	
TANK(S)	DESCRIPTION:			AL LIST IF			
TANK NO.	MATERIAL	AGE (YEARS)	CAPACITY (GAL)		MATERIALS (PAST AND		
1A .2A 3A	STEEL SAME AS NO. SAME AS NO.	1A <	ox. 5000	Recycled S	Solvent,Ma	inly paint	Thinn
HAVE S' WILL NI WILL AN * Base	Y UNAUTHORIZE TRUCTURAL RESEW UNDERGROUS NY WELLS, INC ed on informa RESPONSE TO	PAIRS EVENT TANKS CLUDING For the suppose	ER BEEN MAI BE INSTALI MONITORING lied by Mr	DE ON THESE LED FOLLOWIN WELLS, BE A . W. Andrews	TANKS? NG CLOSURE ABANDONED?	:?	NO D D D D D ATION.
UN	IGNATURE BELO DERSTANDS THE AT THE STATE	E CONDIT	ions on thi	//REVERSE/SI	IDE OF THI	S FORM AN	D .
APPLIC OWNER [ANT'S SIGNAT OPERATOR	CON	TRACTOR DE LICENSE	NÓ	DATE	⁹ 00 20,	/985
TO BE	COMPLETED BY	THE COU	NTY ENGINE	ER			
BY S	IGNATURE BEL OVAL TO PROC	OW APPLI	CANT IS GR	ANTED I	FEE COLLEC PERMIT NO FILE NO 10 c	986 B.	<u> </u>
				DATE			
TO A	RRANGE FOR A	N INSPEC	TION, TELE				

HAS ANY UNAUTHORIZED DISCHARGE EVER OCCURRED AT THIS SITE? HAVE STRUCTURAL REPAIRS EVER BEEN MADE ON THESE TANKS? WILL NEW UNDERGROUND TANKS BE INSTALLED FOLLOWING CLOSURE? WILL ANY WELLS, INCLUDING MONITORING WELLS, BE ABANDONED?	RINIBIR
--	---------

IF THE RESPONSE TO ANY OF THE ABOVE QUESTIONS IS YES, ATTACH EXPLANATION.

UNDERSTANDS THE CO	NDITIONS ON THE REVERSE	THAT HE/SHE HAS READ AND SIDE OF THIS FORM AND ARE TRUE AND CORRECT.
APPLICANT'S SIGNATURE OWNER OPERATOR	CONTRACTOR ENVIRED STATE LICENSE NO.	DATE 1/7/85 NO INC COMMILLANT

_	TO BE	COMPLETE	D BY THE	COUNTY	ENGINEER-	
	BY APP	SIGNATURE ROVAL TO	BELOW A	APPLICANT WITH THE	IS GRANTED CLOSURE.	FEE COLLECTED \$ /14.00 PERMIT NO 9868 FILE NO 10475 R/C2
	91	Walls ARRANGE F	OR AN IN	ISPECTION	, TELEPHONE	DATE 1/1/86 243-534-4867

BILL CHAUNCEY

9063

OCT 3 0 1985

810.25

DEPARTMENT OF PUBLIC WORKS ENGINEERING SERVICES DIVISION

1

Mr. William Andrews Mail Boxes Etc. 14755 Ventura Blvd. Sherman Oaks, CA 91403

> October 27, 1986 Project No. 11104

SUBJECT: REMOVAL OF UNDERGROUND STORAGE TANKS AT 19500 SOUTH NORMANDIE AVENUE, TORRANCE, CA Dear Mr. Andrews:

On August 28, 1986, Enviropro, Inc., received authorization from the County of Los Angeles, Department of Public Works, to backfill and compact the excavation that remained at the above property after three (3) underground storage tanks were removed.

The approval to backfill, compact and complete work at the site was contingent upon removing from the property approximately 30-40 yards of contaminated soil. The soil to be removed had hydrocarbon levels that ranged from 104-1300 parts per million.

On November 18, 1986, Enviropro, Inc., personnel and a local hazardous waste hauler mobilized to 19500 South Normandie Avenue to remove the designated soil and haul to a hazardous waste landfill. Mr. Rick Walls of Enviropro, Inc., staff arrived first at the site and discovered that the designated soil had been previously removed.

Mr. Jay Steinbeck, owner of the property was notified of what happened and informed Enviropro, Inc., that he had no knowledge of the occurrence. It is our opinion that the soil removal was a

A close inspection of the excavation area revealed that heavy equipment had been used to remove all soils that had been earmarked for disposal. The remaining soils were checked for Contamination using a HNU photoionization detector and determined

The excavation was backfilled using the remaining soils and imported material. The remaining liquid hazardous waste (that had been previously removed from the tanks) was transported off site to a hazardous waste treatment facility. A copy of the manifest is included for your records.

County of Los Augeres te of Inspection: 5/17/83 Hazardous Waste Program 2615 S. Grand Ave. SIC: 2850 Los Angeles, CA 90007 (213) 744-3223 No. Employees: 5 SURVETLLANCE AND COMPLIANCE REPORT HAZARDOUS WASTE GENERATOR Los Angeles County PHL # 101-437312 Industrial Waste Permit # No 2A I.D. # 1C/k/D/0/0/9/578/578/0/3/ Mailing Address emerator Name/Address FF CUERIS 19500 S NORMOTE LAWSON CHANCE DEDOUCTS GO 19500 S Normadi De TORRANCE CALGOSO ounty Los Assertes Type of business: ontset Person III Gusan (receipt attached) No Average Waste Volume (Due date: lan of Correction necessary: Yes (1) Pignint dust collected à be did as Class I moteural Iscussion with Management: (2) Hvise - bern situation at allowoduct storage (3) Advise veget-luperous schools to local desposes sites
structured in classified as the

On this date on inspection of your facility was conducted under authority of Section 25185, California Health & Safety Code and Section 66328, California Administrative Code. The collection of samples or other evidence, including the taking of photographs, was done under authority of Section 66328, California Administrative Code. The following conditions or practices observed this date are alleged to be violations of one or more sections of the California Health & Safety Code, Division 20, or California Administrative Code, Title 22, relating to the storage, handling, transportation, and disposal of hazardous and extremely hazardous waste or asbestos containing products.

Authorized Representative of Hame & Dodwell P. De	Fire,*
ritle V.P. Qualite	SILVA
Signature Hallin	

Name Kongotte August
Signature for Koho hypiri

FNVIRONMENTAL-HAZARDOUS WASTE AND CHEMICAL TECHNOLOGY

Mr. Rick Walls Civil Engineer Hazardous Waste Management Section Los Angeles County Engineer Services Division 2250 Alcazar Street Los Angeles, California

1-10475-2

January 6, 1986 Project #11101

90502

Subject:

Closure of Underground Tanks at (19500) S. Normandie and (1227 Knox St., Torrance, CA

Dear Mr. Wall: I-10581-2

As requested by your office, we are providing herewith the additional information and items:

- Tenants and Activity at the Subject Buildings 1.
 - All buildings are used for storage only.
 - 19500 S. Normandie 1.1
 - 1.1.1 Front Building Vacant
 - 1.1.2 Rear Building

Storage of dry wall by L & W Supply Corporation doing business as "Cal Wall Gypsum Supply." Address: 101 S. Walker Drive, Chicago, IL 60606.

- 1.2 1227 Knox Street
 - 1.2.1 Front Building 1227 Knox

Storage of imported machinery by Hiedelburg West, 1930 Maggelar Drive, Torrance, CA 90502.

1.2.2 Rear Building - 1224A Knox

Storage of packaging material by Servall Packaging Industries, 20550 S. Denker Avenue, Torrance, CA 90502.

APPLICATION FOR BUILDING PERMIT

FOR APPLICANT TO FILL IN (Print or type only)

COUNTY OF LOS ANGELES KMOX 1227 ADDRESS DEPARTMENT OF COUNTY ENGINEER BUILDING AND SAFETY DIVISION 1 over Ance ZIP NO, OF BLDGS, BUILDING SIZE OF LOT NOW ON LOT ADDRESS BLOCK LOT NO. LOCALITY OWNER LAWSON CHEMICACTEL. NEAREST Dman CROSSIST ASSESSOR ADDRESS LASON 35 30 NORMANDIE PAGE PARCEI MAP BOOK BREAKERUND DISTRICT FIRE PROCESSED #81 1 EXCILANCE CITY ZONE STANKS ARCHITECT OR TEL ENGINEER STATISTICAL CLASSIFICATION ADDRESS CLASS NO. 20 DWELL, UNITS BK**⁴** ででますらい CONTRACTOR) F NOTHAN USE ZONE MAP NÒ. ADDRESS (CU) SPECIAL LIC. CLASS C-61 CITY PARAMOUNT ио 🔀 ROAD DEPARTMENT APPROVAL REQUIRED YES CONSTRUCTION LENDER NAME AND BRANCH BLDG. SETBACK FROM FRONT PROP. LINE OF (STREET) CITY ADDRESS TOTAL SETBACK FROM TYPE OF EXISTING HIGHWAY YARD NO. OF STORIES NO. OF FAMILIES SQ. FT. SIZE CHECK FRONT PROP. LINE ONE VEW DESCRIPTION OF WORK BLDG. SETBACK FROM SIDE PROP. LINE OF __ ADD GALLION (STREET) ALTER FOTAL SETBACK FROM TYPE OF EXISTING HIGHWAY UNDERGROUND YARD -HIGHWAY SIDE PROP. LINE USE OF EXISTING BLDG DEMOL YES 🔀 NO ONT MANUEL 634812 CORNER CUTOFF APPLICANT (PRINT) YES 🗌 NO D IN OPEN SPACE BY (SIGNATURE IN COASTAL ZONE YES NO VALUATION \$ NO F YES CATEGORICAL EXEMPTION ENVIRONMENTAL I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATING TO EXEMPTION DECLARATION SIGNED. (DATE IMPACT IMPACT REPORT PROCESSED SIGNATURE OF ADDRESS 1223 63 FINAL WWO MASIAD へひ DATE PEE \$ MAKE CHECKS PAYABLE TO: HARVEY T. BRANDT, COUNTY ENGINEER PERMIT VALIDATION PLAN CHECK VALIDATION CK. CASH 4.40 4045JAN 2923 A 405EJAN 29 1 A 12 76A638A CE#803 12/72 KACNIO KAONO

APPLICATION FOR PERMIT

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COUNTY	OF	LOS	ANGELES		

SEWER-SEWAGE DISPOSAL

9,000,000	
DEPARTMENT OF COUNTY ENGINEER	ì
BUILDING AND SAFETY DIVISION	
JOHN A. LAMBIE, County Engineer	

DORESS 1227 KNOW ST

COLEMAN W. JENKINS, Supt. of Building	LOCALITY CARSON - TORRANCE
FOR APPLICANT TO FILL IN	NEAREST CROSS ST. NORMANDIE
LEGAL 21	OWNER LAWSON CHEMICAL
DESCRIPTION LOT NO. 4	
BLOCK TRACT 467	ADDRESS / 9500 S. NORMANDIE
SIZE OF LOT /8 9' x 3 36' NOW ON LOT	CITY TORRANCE TEL. NO. 321-4220
USE OF BUILDINGS COMM	DISTRICT NO. GROUP MAP PROCESSED BY
CONTRACTOR SO. PASADENA PLUMBING CO	12 F2 - Bewler
ADDRESS 7/7 FATR CARE AVE	CONNECTION DATA
CITY SO. PALA TEL. NO. 7991422	STATION DEPTH
LICENSE 190696 CLASS C-36	MANHOLE REFERENCE LOWER
NO. DESCRIPTION OF WORK FEE	TYPE OF CONNECTION LENGTH FROM Y. CURB P.L. M.L. TO P.C.
HOUSE SEWER CONNECTING TO PUBLIC SEWER @ \$ 5.00	P.C. NO.
SEPTIC TANK, SEEPAGE PIT OR PITS AND/OR DRAINFIELD @ \$10.00	CO. IMP. NO. JOB NO.
HOUSE SEWER CONNECTING TO PRIVATE DISPOSAL SYSTEM @ \$ 200	TRUNK PERMIT NO. ROAD PERMIT NO.
CONNECT ADDITIONAL BLDG. OR WORK TO HOUSE SEWER @ \$ 3.00	AFFIDAVIT WAIVER EASEMENT BECORD, INSTR. NO. DATE
'ALTER, REPAIR OR ABANDON HOUSE SEWER OR DISPOSAL SYSTEM @ \$ 3.00	
OVERFLOW SEEPAGE PIT, ORAINFIELD EXTN., CESSPOOL, MANHOLE @ \$ 5.00	HWY. OR ST. WIDENING
PERCOLATION TEST @ \$ 5.00	PERMIT NO.
	INDUSTRIAL WASTE APPROVAL
OWNER'S PERMIT \$ 3 00	CHARGES
AUTHORIZATION TOTAL FEE	CONNECTION CHARGE FEE
HAVE AT THIS DATE A CONTRACT WITH THE HEREIN NAMED CON-	REIMBURSEMENT FEE
TRACTOR TO CONNECT THE ABOVE DESCRIBED EXISTING DWELLING TO THE PUBLIC SEWER.	APPROVALS DATE INSPECTOR'S SIGNATURE
SIGNED THIS DAY OF19	NEW HOUSE SEWER 4-2-74 Vail
OWNER OR OWNERS AGENT	CONNECT ADDITIONAL
ADDRESS	BUILDING OR WORK SEPTIC TANK, SEEP, PIT(S)
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY	AND/OR DRAINFIELD
WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING PLUMBING AND SEWERS.	CESSPOOL DRYWELL
HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR	ALTER, REPAIR, SEWER OR SEWAGE DISPOSAL SYSTEM
LICENSED AS REQUIRED BY US ANGLES COUNTY AND INTEND TO CALIFORNIA OR THAT I AM THE LEGAL OWNER OF, AND INTEND TO RESIDE IN, THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.	DISCONNECT PLUG AND ABANDON HOUSE SEWER
SIGNATURE Charles & Coots	BACKFILL SEPTIC TANKS SEEP, PIT (S) CESSPOOLS

XALIDATION

ck. M. o. cash

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6.00 ::

INSPECTOR COPY

LAONI

CITY OF LOMITA

76A 642D - CE808 - 10-71 APPLICATION FOR PERMIT

COUNTY OF LOS ANGELES DEPARTMENT OF COUNTY ENGINEER	SEWER-SEWAGE DISPOSAL					
BUILDING AND SAFETY DIVISION	BUILDING 1227 W KNOX ST.					
FAC APPLICANT TO FILL IN	NEAREST NOEMANDIE					
FOR APPLICANT TO FILL IN						
DESCRIPTION LOT NO.	OWNER LAWGOW Cherry Ped INC					
BLOCK TRACT 4011	ADDRESS 19500 S. NORINAM DIE					
SIZE OF LOT 189 X 336 NO OF BLDGS.	CITY TORRANCE TEL. NO. 39/- 4020					
USE OF BUILDINGS COM MI	DISTRICT NO. GROUP BK PS PROCESSED BY					
CONTRACTOR TOP R. CODDER CONST CO.	12 12 Bewley					
ADDRESS /49 4) 22 5T.	CONNECTION DATA					
CITY L. A. TEL. NO. R198144	STATION DEPTH					
STATE LICENSE NO. 382 CLASS B-2	MANHOLE REFERENCE LOWER					
NO. DESCRIPTION OF WORK FEE HOUSE SEWER CONNECTING TO	TYPE OF CONNECTION LENGTH FROM Y. CURB P.L. M.L. TO P.L.					
PUBLIC SEWER @ \$7.00	P.C. NO.					
SEPTIC TANK, SEEPAGE PIT OR PITS AND/OR DRAINFIELD @ \$10.00 / 0 00 HOUSE SEWER CONNECTING TO	CO. IMP. NO. JOB NO. TRUNK PERMIT NO. ROAD PERMIT NO.					
PRIVATE DISPOSAL SYSTEM @ \$3.00 CONNECT ADDITIONAL BLDG. OR	AFFIDAVIT WAIVER EASEMENT RECORD, INSTR. NO. DATE					
WORK TO HOUSE SEWER . @ \$3.00						
EXTN.CESSPOOL.DRYWELL. @ \$5.00 ALTER, REPAIR OR ABANDON HOUSE	HWY. OR ST. WIDENING					
SEWER OR DISPOSAL SYSTEM @ \$3.00	STATE ENCROACHMENT PERMIT NO.					
MANHOLE @ \$7.00	INDUSTRIAL WASTE APPROVAL					
AVIDITO/G	WASTE APPROVAL CHARGES					
OWNER'S PERMIT \$ 3 00	CONNECTION CHARGE FEE					
AUTHORIZATION TOTAL FEE 13 00	REIMBURSEMENT FEE					
TRACTOR TO CONNECT THE ABOVE DESCRIBED EXISTING DWELLING TO THE PUBLIC SEWER.	APPROVALS DATE INSPECTOR'S SIGNATURE					
SIGNED THIS 20 DAY OF 19	4256					
OWNER OR OWNERS AGENT JUNE MAN TO THE OWNER OR OWNERS AGENT	NEW HOUSE SEWER CONNECT ADDITIONAL					
ADDRESS_	BUILDING OR WORK SEPTIC TANK, SEEP, PIT (S)					
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY	AND/OR DRAINFIELD					
WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING PLUMBING AND SEWERS.	CESSPOOL DRYWELL D					
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY LOS ANGLES COUNTY AND STATE OF	ALTER, REPAIR. SEWER OR SEWAGE DISPOSAL SYSTEM					
CALIFORNIA OR THAT I AM THE LEGAL OWNER OF, AND INTEND TO RESIDE IN, THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.	DISCONNECT PLUG AND ABANDON HOUSE SEWER					
SIGNATURE OF PERMITTEE	BACKFILL SEPTIC TANKS SEEP, PIT (S) SEEP, PIT (S)					
VALIDATION CK. M.O. CASH						
VALIDATION (CA)						

2935FEB 2010 A

INSPECTOR COPY

OFFICIAL NOTICE AT VIOLATION NO 268186 (i) County of Los Angeles Department of Health Services

Consentive (Dublic Health Franciscompontal Management	ŧ
	:
A. T. DINGTO W. SILVEDATE 4 1.9 S. J.	1
O CHUSAN CHEMICAL PRIBORS to ADDRESS 19500 S NOCHANDRA AND TOCKANE 40507	10
ADDRESS	
TERESI DIRECTED T	
(1) DISCORTINUE DISCHAGE OF HALARDON'S WASTE (DANIMOR)	
10 AROUND SORENES FORTHURS (1)	
1 8% (2) (GANS IS AMELICANIES OF THE REGIONS WATER & MATERIAL	
CONTACTIONS OF THE ASSESSED FRANCE CONTROL OF THE PROPERTY OF	
ANY HITE M PCENTITED DECISIONS THEIR DESCRIPTIONS WHERE THIS TEXT DAMS POSTED	1
WWW MAN STATE NOWS CAST LAST HALLASONS WASTE HAVES	
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	ı
	ı
This notice shall be complied with as required by: 🖒 State Health and Safety Code, 🍯 California Administrative Code, 🗀 Los Angeles	g
County Ordinance No. 7583. City Ordinance No.	1
LOS ANGELES COUNTY HEALTH OFFICER	<u>*</u>

MAIL SERVICE M FIRST CLASS CERTIFIED 760298 H.777 (FEV. 3/7.5) 5/81

DEPARTMENT OF ENGINEER COUNTY OF LOS ANGELES

John A. Lambie, County Engineer

EMERGENCY SEWER CONNECTION REQUEST (Prepare in duplicate)

OB ADDRESS 19500 S. Normandie Ave.	OCALITY Torrance	advisor advisor de transporter de la companio de l
MER Lawson Enterprises. Inc.	DATE	ne 30, 1969
MER Lawson Enterprises, inc.	A LA MARKE	ness to the County savet. This
As owner of the property herein described, I request per equest is on an emergency basis for the following reasons:		· · · · · · · · · · · · · · · · · · ·
present situation is a health h	azard as our main	COSSDOOT EX MES
broken during installation of ne	w sewer lines	
egal description: Lot No. N 126.23 Lo Block (Use reverse side for ot	her legal description)	
(Use reverse side to the state of the state	d work started on	July 3, 1969
	on County owned property by	do de la
I further agree to reimburse Los Angeles County for any explabove completion date.	ense incurred in moving doors.	
Signature of owner Away Englished	1 JAN Date _	June 30, 1969
Signature of which the state of	(
FOR MIVESTI	GATING INSPECTOR'S USE	
I have examined the above property and find that conditions	on such that a sever connec	tion prior to formal acceptance of
I have examined the above property and find that conditions	. SLR 20011 Finds a 20011	
the Main Line is warranted.	George Date_	7.1.69
Inspector E. Binder log f	0000	
VAN GOOD	ITATION DIVISION USE	41.27 5/0 Upper
		linner Lover
County Improvement No. 2450 Job No	Manhole Referenc	28 '
Type of commaction	Y Curb P.L Length from M	olo to Polo
	Date .	7/3/69
By		
		CONTROL OF THE SECRET REPORT O
REGION	AL ENGINEER'S APPROVAL	
A. A. Aho obovo condition	s may be issued.	
Permit for this connection subject to the above condition		THE RESIDENCE OF THE PROPERTY
Remarks:	ryjeski mada manjaran kepida ya kangaran jelangki penandan iku ya marangan kepida ing manjaran kepida kepida k	A CONTRACT OF THE PROPERTY OF
and of		and the second
APPROVED: All Marie Control	Date	
Regional Engineer	2 *** - w	3 Nata 7-3-69
Distribution: 1 Regional Engineer 1 Local Building & Safety	Sewer Permit No	Date and the party of the party
	To be entered on "as buil	th sener map

P.C. 212





COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICE COMMUNITY HEALTH SERVICES

313 NORTH FIGUEROA STREET, LOS ANGELES, CALIFORNIA 90012 • PHONE XXXXXX 974-7865

RALPH R. SACHS, M.D., M.P.H. Deputy Director

January 30, 1974

NOTE

LIVE

MM

Los Angeles County Engineer Division of Building and Safety 1823 W. Lomita Blvd. Lomita, California 90717

Gentlemen:

Subject: Private Sewage Disposal System for an Industrial Building located at 1227 Knox St., Los Angeles, and owned by Lawson Chemical Products, 19500 S. Normandie, Torrance, Calif. 90502.

The Los Angeles County Department of Health Services has reviewed the plans for the subject building and will approve the installation of a 2,000 gallon septic tank with the effluent discharging into two 5' x 27' B.I. seepage pits.

No industrial waste will be permitted to discharge into this system.

Very truly yours,

Ralph R. Sachs, M.D., M.P.H. Deputy Director Community Health Services

Yoshiaki Sugita, Chief Water, Sewerage and Subdivision Control Section

YS: jh

cc: Calif. Regional Water Quality Control Board, Los Angeles Region

Enclosure

HN MAP4208

October 28, 1999

PHASE II SUBSURFACE INVESTIGATION

ECI Facility 19500 South Normandie Avenue Torrance, CA

Project No. 20991

Prepared For

WINITED COMMERCIAL EVANCE

711 Van Ness Avenue San Francisco, CA 94549

Propared By

AEI CONSULTANTS

2309 Pacific Coast Highway, Suite 206 Hermosa Beach, CA 90254 (310) 798-4255

EXECUTIVE SUMMARY

AEI Consultants was contracted by United Commercial Bank (UCB) to conduct a subsurface investigation and records review at 19500 South Normandie Avenue in Torrance, California. The property is currently occupied by Ecology Control Industries (ECI) and is used as an office/warehouse and garage facility.

Brief History: Three 5,000-gallon single-wall steel USTs were removed from the property on July 16th and 17th, 1986 by Enviropro, Inc. These tanks were reportedly used from 1962 through 1985 to store reclaimed solvent wastes as part of aerosol paint manufacturing and paint packaging operations. According to the closure report, soil removed from the southernmost tank had strong solvent odor and was visibly contaminated. This was attributed to repeated overfilling over past operations.

On April 1 and April 2, 1998, PHR Environmental Consultants, Inc. (PHR) placed four soil borings on the subject property, three of which were converted to 2-inch groundwater monitoring wells (MW-1 through MW-3). According to the report, soil samples indicated detectable concentrations of tetrachloroethene (PCE), trichloroethene (TCE), and numerous other volatile organic compounds (VOCs). A maximum PCE concentration of 18 µg/kg was detected in a soil sample from a depth of 61.5 feet below ground surface (bgs). The maximum TCE concentration reported in soil was 170 µg/kg in a sample from a depth of 66.5 feet bgs.

Laboratory data of groundwater samples indicated significant concentrations of PCE, TCE, and detectable concentrations of chloroform. A maximum PCE concentration of 400 μ g/l was detected in well MW-3. A maximum TCE concentration of 5,900 μ g/l was reported in well MW4.

Purpose & Scope: AEI was originally contracted by UCB to provide a professional assessment of the extent of contamination on the property and an estimate as to the cost associated with potential cleanup of soil and groundwater. However, AEI was only provided with the 1998 PHR report which referenced two previous subsurface investigations performed on the property by Riedel Environmental Technologies, Inc. (Riedel). In an effort to locate the previous subsurface investigation reports, AEI contacted numerous agencies but was unsuccessful in locating any of the previous reports. AEI issued a letter to UCB dated September 24, 1999 stating that "in the absence of additional data" AEI recommended a subsurface investigation for the property.

On October 13 and October 14, 1999 AEI placed 17 borings on-site, including 14 vapor probes and three soil borings. AEI collected vapor samples throughout the property in order to (1) centify possible unknown release points, and (2) identify possible health hazards to the building occupants through upward soil vapor migration. Based on the results of the vapor samples, AEI



placed soil borings at three locations, two over the former tankhold and one in the north-central portion of the property.

Laboratory Results: Soil vapor laboratory results revealed a wide array of VOCs present in the subsurface, including TCE (130 μ g/l in boring AEI-ECI-SV7), PCE (27 μ g/l in boring AEI-ECI-SV7), and toluene (61 μ g/l in boring AEI-ECI-SV2). In addition, Trichlorofluoromethane (TCFMA) and 1,2 dichloroethene (cis 1,2-DCE) were found in concentrations just above the detection limit in three of the nine borings. The reported concentrations for these compounds did not exceed 15 μ g/l.

Although numerous compounds were found in the vapor phase throughout the property, five of the six soil samples analyzed showed concentrations below the detection limit for all the target compounds. The remaining sample (AEI-ECI-B1-20') had minimal TCE and PCE concentrations of 24 μ g/kg and 5.4 μ g/kg, respectively.

<u>Discussion:</u> On October 27, 1999, the facility occupant, Ecology Control Industries (ECI) located a copy of the Riedel July 1994 subsurface investigation report that AEI had previously intended to find. The report documented the installation of 13 soil borings on-site, five near the area of the former underground storage tanks (USTs) and eight in the eastern, western, and northern portions of the subject property.

Of the 13 borings Riedel placed on-site, soil samples from eight had TCE and PCE concentrations ranging from below the detection limit to a maximum of 30 μ g/kg. Laboratory analysis for the remaining five borings (placed in the vicinity of the former USTs) indicated detectable concentrations of VOCs, particularly PCE and TCE, at various depths from 5 to 65 feet bgs. The maximum TCE and PCE concentrations detected in these borings were 260 μ g/kg and 31 μ g/kg, respectively. Various other VOCs were also detected in selected soil samples but all were below 50 μ g/kg.

Conclusions: Based on the results of AEI's subsurface investigation, coupled with both Riedel's 1994 investigation and PHR's 1998 investigation, AEI concludes that subsurface soil contamination is very limited on the property. Of the collective 20 soil borings placed on the property, the highest documented TCE and PCE concentrations are 260 μ g/kg and 31 μ g/kg, respectively. These concentrations do not appear to be great enough to consider the property as the responsible party for TCE and PCE contamination in groundwater. During the 1998 groundwater-monitoring event, PHR reported maximum TCE and PCE concentrations of 5,900 μ g/l and 400 μ g/l, respectively.

The area of the former tanks has been paved in concrete since the removal of the USTs in 1986. As a result, it is believed that no driving mechanism for downward migration of the organic compounds exists, lowering the potential threat to groundwater. Also, it must be noted that



vapor-phase migration of VOCs from contaminated groundwater could be migrating upward and impacting soils on the property.

As a significant source of contamination has not been found on the property during three individual subsurface investigations, AEI does not perceive it likely that the property owners will be held liable for VOC impacted groundwater beneath the property. In addition, laboratory data suggests that soil contamination on the property has been well characterized and is localized and stable. Based on the data analyzed during this investigation, AEI believes that the possibility for mandatory active remediation of either the soil and/or groundwater is low.

AEI